

This Instrument prepared by:
Herbert W.A. Thiele, Esq., County Attorney
Leon County Attorney's Office
301 South Monroe Street, Suite 202
Tallahassee, Florida 32301

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this _____ day of June, 2004, by BRADFORDVILLE PHIPPS, LTD., a limited partnership organized and existing under the Laws of the State of Florida, whose mailing address 3935 Old Mill Road, Tallahassee, Florida 32312, hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A," which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.

8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

It is understood that the granting of this easement entitles the Grantee to enter the above described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

WITNESSES:

Print Name:

Print Name:

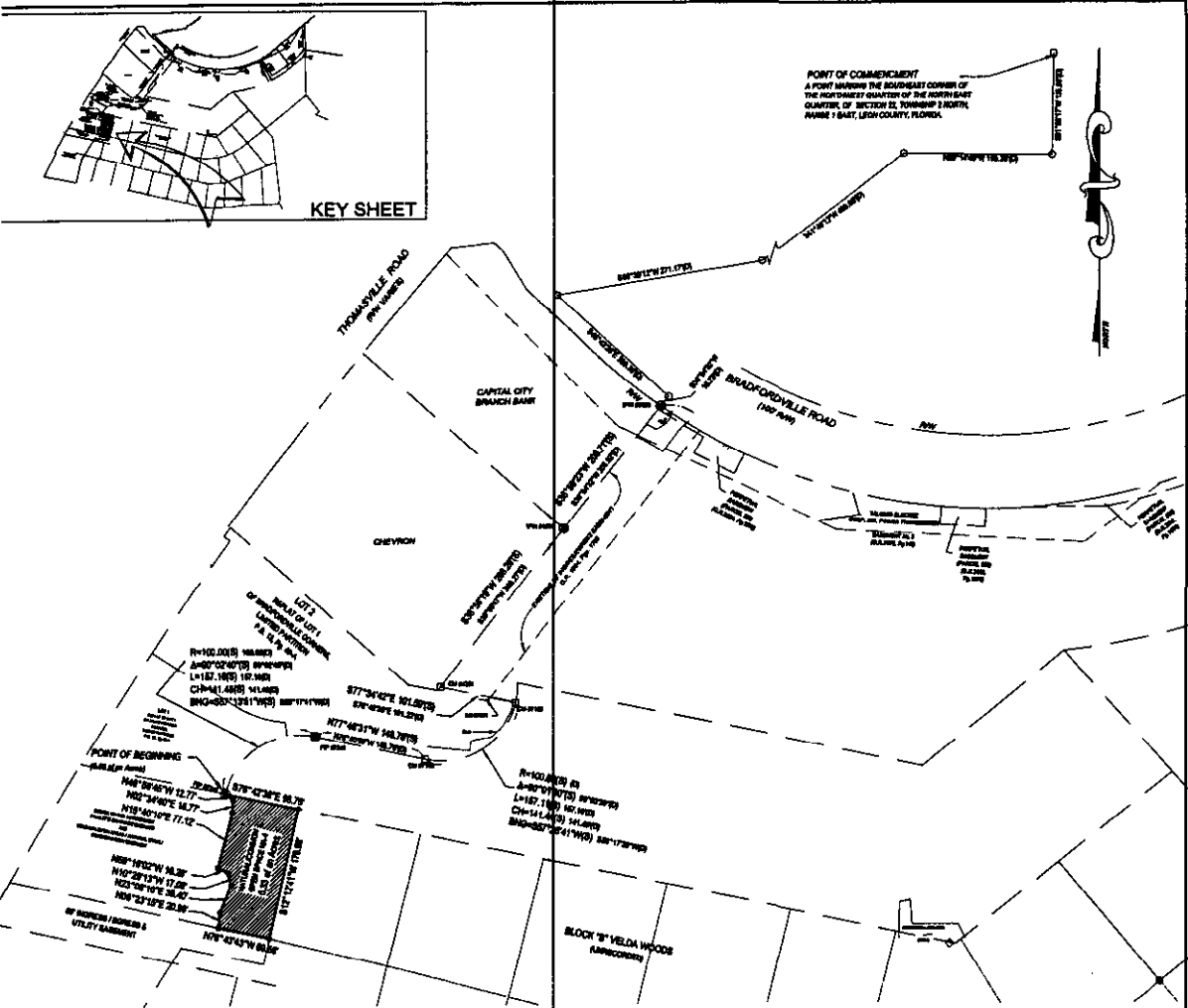
GRANTOR:

BRADFORDVILLE PHIPPS LIMITED
PARTNERSHIP

By: Bradfordville Land Company, Inc.
Its General Partner

By: _____
Ronald P. Brafford, Its President

misc/bradford/conservationeasement



DESCRIPTION OF 0.33 ACRE± (NATURAL/OPEN SPACE, NA-4):

Parcel of land lying in Section 22, Township 2 North, Range 1 East, Leon County, Florida as recorded in Plat Book 13, Page 40 of the Public Records of Leon County, Florida; more particularly described as follows:

Commence at the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 22, Township 2 North, Range 1 East, and run South 01 degrees 03 minutes 17 seconds West 135.66 feet; thence run North 89 degrees 14 minutes 40 seconds West 196.38 feet; thence South 51 degrees 48 minutes 12 seconds West 480.06 feet; thence South 0 degrees 30 minutes 12 seconds West 271.17 feet; thence South 46 degrees 43 minutes 25 seconds East 200.35 feet; thence South 38 degrees 04 minutes 32 seconds West 6.73 feet to a point on a curve and the Southerly right of way boundary of Bradfordville Road (100' right of way); Thence leaving said Southerly right of way boundary run South 38 degrees 04 minutes 32 seconds West 208.71 feet; thence South 36 degrees 58 minutes 19 seconds West 268.26 feet; thence run South 77 degrees 34 minutes 42 seconds East 01.50 feet to a point on a curve concave Westerly having a radius of 100.00 feet; thence Northeast along said curve through a central angle of 90 degrees 01 minutes 00 seconds for an arc distance of 157.11 feet; (chord of said curve being South 57 degrees 25 minutes 41 seconds West 141.44 feet); thence North 77 degrees 46 minutes 31 seconds West 148.78 feet to a point of curve concave Southeast having a radius of 100.00 feet; thence Southwest along said curve through a central angle of 90 degrees 02 minutes 0 seconds for an arc distance of 157.16 feet; (chord of said curve being South 57 degrees 13 minutes 51 seconds West 141.48 feet) to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 76 degrees 42 minutes 38 seconds East 98.75 feet; thence South 12 degrees 12 minutes 41 seconds West 179.98 feet; thence North 76 degrees 3 minutes 43 seconds West 69.56 feet; thence North 06 degrees 23 minutes 15 seconds East 20.98 feet; thence North 23 degrees 08 minutes 10 seconds East 39.40 feet; thence North 10 degrees 29 minutes 13 seconds West 17.08 feet; thence North 59 degrees 18 minutes 02 seconds West 16.26 feet; thence North 15 degrees 40 minutes 10 seconds East 7.12 feet; thence North 02 degrees 34 minutes 40 seconds East 16.77 feet; thence North 46 degrees 56 minutes 45 seconds West 12.77 feet to the POINT OF BEGINNING; containing 0.33 of an acre, more or less.

LEGEND TELEPHONE POLE SIGNAL POLE GUY ANCHOR GAS METER GAS VALVE WATER VALVE SANITARY SEWER FLOW ARROW ELECTRIC BOX TELEPHONE PEDESTAL COMBINATION POLE POWER POLE LIGHT POLE FIRE HYDRANT CURB INLET YARD DRAIN BASEMENT VENT GRATE INLET STORM MANHOLE HOSE BID WATER METER SANITARY SEWER MANHOLE STORM FLOW ARROW BENCHMARK MONITORING WELL 8" OAK TREE 8" OAK		GRAPHIC SCALE 0 100 200 400 1 inch = 200 ft.	
MOORE BASS CONSULTING, INC. 908 N. GADSDEN STREET TALLAHASSEE, FL 32303 (850) 222-5875 CERTIFICATE OF AUTHORIZATION NO.00007245		CLIENT NAME BRADFORDVILLE-PHIPP'S LIMITED PARTNERSHIP	
PROJECT NAME NATURAL/OPEN SPACE AREA, NA-4		DATE MAY 19, 2004	
PROJECT NUMBER 1119.001		DRAWN BY BIL	
PROJECT DESCRIPTION SKETCH OF DESCRIPTION		SCALE 1.0	